

52-371

BK 7498PG338

**NO TRANSFER  
TAX PAID**

**QUITCLAIM DEED WITH COVENANT  
(Easement)  
023049**

**CLARK & CO.**, a Maine corporation duly organized and existing with a principal place of business in Waterville, County of Kennebec and State of Maine, for consideration paid, **grants to THE CRISIS AND COUNSELING CENTERS, INC.**, having a mailing address of 32 Winthrop Street, Augusta, Maine 04330, **with quitclaim covenant**, an easement for vehicular parking over and on that certain lot or parcel of land situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at a  $\frac{3}{4}$ " steel pin set with an aluminum surveyor's identification cap inscribed "David A. Wendell, PLS 2264", marking the southeasterly corner of land conveyed to Dennis C. Redden, Jr. by Rose M. Roy as recorded in the Kennebec County Registry of Deeds in Book 5197 at Page 221 to be conveyed to The Crisis and Counseling Centers, Inc. This pin also marks a northeasterly corner of Clark & Co. as recorded in Book 1941 at Page 3. This pin is also located on the apparent northwesterly line of land now or formerly of Maine Central Railroad Company, as depicted on a plan entitled "Right of Way and Track Map, Maine Central RR" Plan Number V2/72 on file at the engineering offices of Guilford Transportation in Waterville, Maine.

Thence North sixty-two degrees twenty-nine minutes West (N 62° 29' W) along the southwesterly line of land of Dennis C. Redden, Jr. as referenced above, and the northeasterly line of the herein described easement area for sixty-four and six tenths feet (64.6') to a point at or near a "hump" in the pavement. This hump is located approximately twenty-six and two tenths feet (26.2') from the northeasterly corner of the building located on land of Clark & Co.

Thence South thirty-nine degrees thirty-nine minutes East (S 39° 39' E) along the southwesterly line of the herein described easement area and across land of Clark & Co. for sixty-four and one tenth feet (64.1') to a point. This point is located on the northwesterly line of Maine Central Railroad Company and the southeasterly line of Clark & Co. This point is located twenty-five and zero tenths feet (25.0') from the northeasterly corner of the building located on other land of Dennis C. Redden, Jr. as recorded in Book 3082 at Page 170.

Thence North forty degrees one minute East (N 40° 01' E) along the apparent northwesterly line of land now or formerly of Maine Central Railroad Company and a southeasterly line of Clark & Co., and the southeasterly line of the herein described easement area for twenty-five and five tenths feet (25.5') to a  $\frac{3}{4}$ " steel pin with aluminum surveyor's identification cap. This pin marks the southeasterly corner of land conveyed to Dennis C. Redden, Jr. by Rose M. Roy in Book 5197 at Page 221, and marks a northeasterly corner of Clark & Co., and the point of beginning.

The herein described easement area contains eight hundred five square feet (805 Sq. Ft.), more or less, and is a portion of the premises conveyed to Clark & Co. in Book 1941 at Page 3. This area is also depicted on a plan entitled "Standard Boundary Survey of Property to be Conveyed by Dennis C. Redden, Jr. to The Crisis and Counseling Centers, Inc.", as recorded in the Kennebec

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52-371

BK 7498 PG 339

County Registry of Deeds in Plan File D2003-62.

It is an express condition of this grant that the within grantee, its successors or assigns, shall not use the easement area in any way so as to limit or block access to the grantor's business premises or otherwise unreasonably interfere with, or interrupt grantor's business.

Further conveying to the grantee, its successors and assigns, an easement and right of way for the purpose of ingress and egress only, by foot or by vehicle, over and across a ten (10) foot strip of land from Ticonic Street to the above-described easement area. Said right of way lies southerly of and adjacent to the southerly line of that certain lot or parcel of land conveyed by Dennis C. Redden, Jr. to the within grantee by deed dated June 6, 2003, to be recorded concurrently herewith, and as further depicted on the above-referenced Plan.

IN WITNESS WHEREOF the said Clark & Co. has caused this instrument to be signed and sealed in its corporate name by Dennis C. Redden, Jr., President of said Grantor Corporation, thereunto duly authorized, this 24 day of June 2003.

Clark & Co.

By *Dennis C. Redden, Jr.*  
Dennis C. Redden, Jr.  
Its President

STATE OF CONNECTICUT  
COUNTY OF HARTFORD

June 24, 2003

Then personally appeared the above named **Dennis C. Redden, Jr.**, President of said Clark & Co., and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

*Floran J. Boland*  
Notary Public

Typed/Printed Name: FLORAN J. BOLAND  
Commission Expires: Commissioner of the Superior Court  
STATE of Connecticut  
100312

RECEIVED KENNEDY & CRISIS COUNSELING, LLC  
2003 JUL -9 AM 9:00

O'DONNELL & LEE, LLC - ATTORNEYS AT LAW  
112 Silver Street, PO Box 559, Waterville, ME 04903-0559

Page 2 of 2

ATTORNEY: *Floran J. Boland*  
REGISTER OF DEEDS